

THE RESERVE AT BATTLE CREEK – HOA Board Meeting Minutes

September 20, 2018

Called to Order: 7:00 PM

Adjourned: 8:40 PM

Present: Sammi Alford, Janet Bassett, Nancy Bishop, Dorothy DeBorde, Larry Falgiani, Ty Frederick, Freda Bateman and Amy Wade with HOA Management

Next Meeting: October 25, 2018 at 7 PM

I. Minutes

Minutes from the August meeting were distributed by email, approved by the Board, and posted on the website (battlecreekreserve.com).

II. Treasurer's Report – Dorothy DeBorde

- The financial report was sent to the Board by Dorothy prior to the meeting.
- The Association was \$910.36 over budget for the month of August and is \$2,806.47 under budget for the fiscal year.
- A motion was made by Dorothy to approve the Treasurer's Report. This was seconded by Freda and approved unanimously. The August 2018 financials will be posted on the website.

III. Landscaping Report – Ty Frederick

- The Board viewed the existing landscape at the East entrance to the Villas and discussed options for improvement. It was determined that the soil needs to be amended to facilitate growth of future plantings and additional trimming of the existing hedges will be addressed with the landscaping company. Ty will instruct the landscapers to plant pansies for Fall color.
- Larry reported that he treated the new trees near the Cottages.
- Ty advised that there was no need to spray the bag worms as there are no live worms present.
- Arrow will continue to provide exterminator services near the ponds.
- The fertilizer applied by the landscaper has improved the grass and the mowing is going well.

IV. HOA Report

- Five homeowners with outstanding balances on dues and fines were served papers and given an opportunity to pay or go to court. Payment was received from 2 homeowners, 2 judgments were awarded for payment in full and 1 case went to a Continuance hearing.
- Amy updated the Board on the collection of annual dues.

V. Old Business

- Janet and Sammi represented the HOA in court concerning outstanding balances on dues and fines, results are listed under HOA report.

VI. New Business

- Options for recovering the outstanding balances on the Judgments were discussed and next steps were determined. The Board voted unanimously to accept no less than what is owed the HOA in the Continuance case.